



Colville Gardens, W11

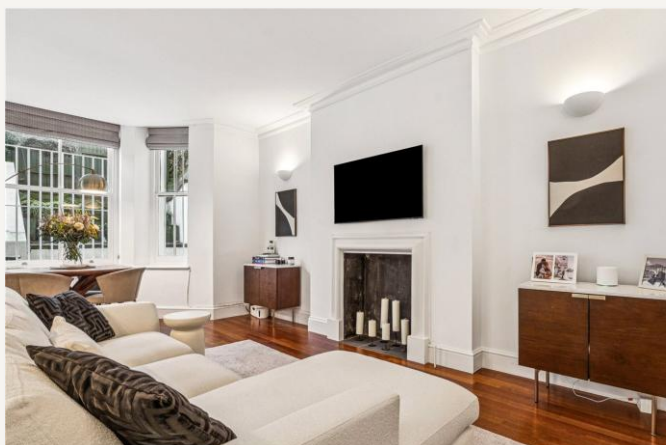
£925,000 *Share of Freehold*



A well-proportioned garden apartment with impressive ceiling height, presented in excellent condition, discreetly positioned on a quiet cul-de-sac in the heart of Notting Hill, with a patio garden.

KEY FEATURES

- Fantastic Ceiling Height Throughout
- Newly Refurbished
- Two Bathrooms
- Garden
- External Storage
- Access Across Communal Gardens



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...



Measuring 800 sq.ft., this refined apartment offers a private, discreet entrance through private gardens. The entry hall, complete with a functional utility area, opens into an open-plan reception room characterized by warm wooden floors and a striking bay window. At the heart of the home is a fully refurbished kitchen with integrated appliances. The principal suite features bespoke fitted wardrobes and a contemporary new shower room. To the rear, a second bedroom currently utilized as a study provides direct access to a private courtyard, which includes valuable vault storage and convenient independent access to street level.

Utilities:

Electricity – Mains

Water – Mains

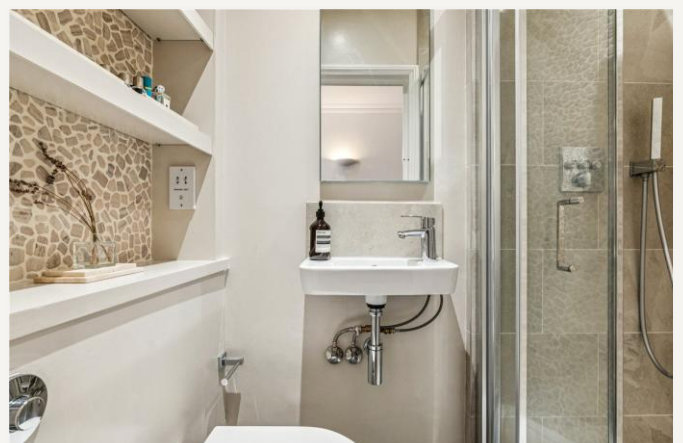
Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Colville Gardens is a quiet street, well located just to the north of the most fashionable stretch of Westbourne Grove with some of Notting Hill's most popular boutiques and restaurants just moments away.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 99 Years and 2 months Remaining
Service Charge: £4,930 per annum
Ground Rent: £400 Annually
Council Tax Band: E (RBKC)
EPC rating: D
Is the property listed: Property is not listed

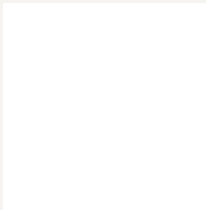
For any more information, please contact the agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS250271>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

COLVILLE GARDENS, W11

APPROXIMATE GROSS INTERNAL AREA

812 Ft² - 75.49 M²

(EXCLUDING VAULT & STORE)

VAULT : 61 Ft² - 5.68 M²

STORE : 15 Ft² - 1.44 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



GROUND FLOOR



LOWER GROUND FLOOR

Winkworth

Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.